



January 19, 2022

GREAT LISTINGS, TOP SALES & CONTRACTS:

Village Townhouse Rented by Lady Gaga Finds Buyer and Justin Timberlake Sells Penthouse



As the dizzyingly high contracts of recent weeks and months are being recorded, it is set to be a very strong January for Manhattan real estate. The top sale of the past week was a \$35,000,000 co-op at 1107 Fifth Avenue, which architecture critic Carter Horsley calls "one of the grandest pre-war apartment buildings on Fifth Avenue." The building is home to the city's first-ever penthouse unit, which was built for Post heiress Marjorie Merriweather Post Hutton. The buyer of #8/9 was not identified, but clearly got past the tough board - the building once rejected Barbra Streisand for fear that she'd build a recording studio in her apartment.

The second-highest sale was a \$33,052,250 townhouse unit at 17 Jane Street, the West Village condominium where Jennifer Lawrence purchased the other townhouse. The Wall Street Journal notes that the buyer, a foreign real estate investment company represented by private equity investor Alejandro Weinstein, had a busy week - they also bought a Tribeca penthouse from Justin Timberlake for \$29 million in an off-market deal.

City records show that Mr. Timberlake and wife Jessica Biel bought the penthouse for \$20.2 million in 2017, when it was originally asking \$27.5 million. The sale comes months after Us Weekly described the couple as "so happy" to be raising their two children in Mr. Timberlake's home state of Tennessee, away from the bustle of New York and Los Angeles (where the couple is also looking to offload a property).

Also last week, the New York Post announced that New York Yankee-turned-real estate investor Alex Rodriguez bought an apartment in The Beresford for \$9.9 million. The 3-bedroom, 5.5-bath home features a grand entrance gallery, a living room with wood-burning fireplace and Central Park views, a kitchen with professional-grade appliances, and 900-square-foot primary suite.



From January 10-16, 2022, 25 luxury contracts priced \$4 million and up were signed in Manhattan. This is relatively slow compared to previous weeks, yet four more than the previous week. [Olshan Realty's market report](#) recorded a total asking price sales volume of \$175,793,000.

The 25 luxury contracts comprised 17 condos, six co-ops, and two townhouses - both of which fell in the top five contracts. 53 Downing Street's asking price of \$15,700,000 represents a 31.7 percent discount from its original listing price of \$23,000,000, but was nevertheless the top contract of the past week. This five-bedroom townhouse dating back to 1857 and gut renovated with such enhancements as fully integrated smart technology, a garage, a temperature-controlled wine room, and multiple

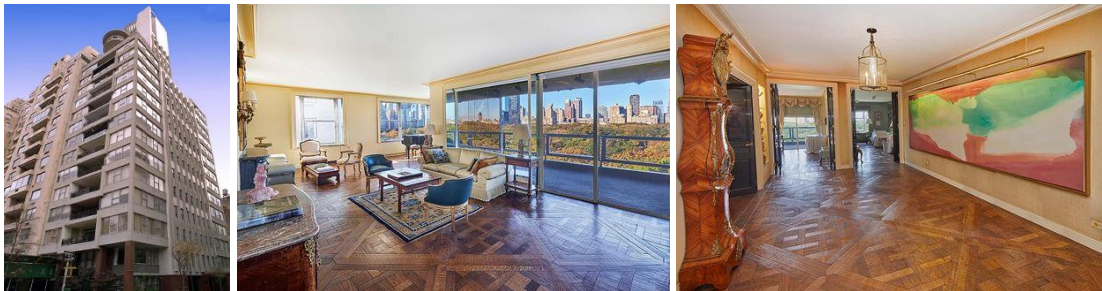
Further uptown, 211 East 61st Street entered contract with an asking price of \$11,998,000. This townhouse was originally built in 1875 and rebuilt by Frederick Sterner in the 1920s; more recently, the interiors underwent a five-year restoration and renovation by FLANK Architects. This 5,500-square-foot home has four bedrooms, four baths, two powder rooms, and three private outdoor spaces spanning over 1,100 square feet.

The top apartment contract was a full-floor co-op at The Pulitzer Mansion asking \$12,000,000. Joseph Pulitzer lived in the McKim, Meade & White-designed mansion for eight years, and it was later converted to apartments following his death. This 3-bedroom, 3.5-bath home is the only full-floor unit in the building and remains rich in Gilded Age architectural details.

TOP CONTRACTS

857 Fifth Avenue, #14 – Last Ask \$8,950,000

Upper East Side | Co-op | 3 beds, 4.5 baths



Interiors via Fox Residential Group

This elegant nine-room home has all the ingredients to create your own masterpiece. With wall-to-wall windows of gorgeous west, south, and east views, every room has brilliant light and open exposures. With one apartment per floor, you enter from a private elevator landing which opens into a large entry gallery. The entertaining rooms all flow from this gallery while the bedrooms are in a separate, private wing. The L-shaped living room has a working fireplace and a lovely terrace that hangs over Central Park. Adjacent to the living room is a beautiful wood paneled library, also with direct park views. Also off the main gallery is a well-proportioned dining room as well as the kitchen, of which there are two large staff rooms, a bathroom and laundry area. A powder room completes the entertaining space. There are three generous bedrooms – currently two bedrooms were made into a grand primary suite and three bathrooms.